

# Unit N7O - Tides (North)

N7O - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11455456
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Not Assigned, Valet Parking
View:	Bay, Ocean View, Water View
Rental Price:	\$5,000
List PPSF:	\$4
Valuated Price:	\$544,000
Valuated PPSF:	\$464

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

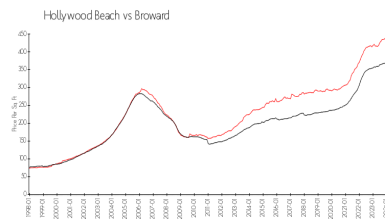
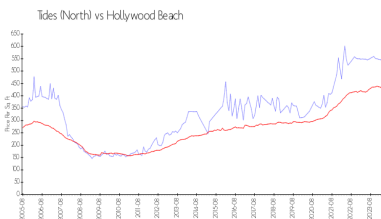
## Building Information

Number of units:	361
Number of active listings for rent:	30
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

The Tides Condominium  
(954) 458-3295

## Market Information



Tides (North):	\$541/sq. ft.	Hollywood Beach:	\$413/sq. ft.
Hollywood Beach:	\$413/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Tides (North)	5%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Tides (North)	118 days
Hollywood Beach	87 days
Broward	68 days

